

act and deed, before me,

George S. Stone Justice of the Peace
My commission expires October 26, 1945

Rec'd July 21, 1939 at 10h. 55m. A. M. Ent'd & Ex'd.

* * * * *

Kempton

to

Kempton et ux.

*Book 7661
Page 348
Book 7724
Page 95*

I, Fred L. Kempton, of Mendon, Worcester County, Massachusetts, being married, for consideration paid, grant to myself, the said Fred L. Kempton, and my wife, Lucy M. Kempton, as joint tenants, not as tenants in common and not as tenants by the entirety, both of said Mendon, with W A R R A N T Y covenants, certain premises in said MENDON, being all the same premises conveyed by William S. Southwick to Elizabeth Savage, by deed dated March 21, 1914, recorded with Worcester District Deeds, Book 2049, Page 480, and bounded and described in said deed as follows, to wit:- "a certain parcel of land, containing 12 acres, more or less, including all buildings thereon, situated in said Mendon, on the northerly side of the Boston & Hartford Turnpike, so called, and bounded and described as follows, namely:- beginning at the southeasterly corner thereof on said street at the end of a wall about 140 feet westerly from the center of a brook at other land of said Southwick; thence running northwesterly on the wall 655 feet to a corner; thence westerly on a wall 247 feet to a wall by a lane; thence southerly on said wall 110 feet; thence westerly across said lane to the wall on the westerly side thereof; thence northerly on said wall on said land 421 feet; thence westerly on a wall 233 feet; thence southerly on a wall 165 feet; thence westerly on a wall 227 feet; all of said lines being on other land of said Southwick; thence southerly on land of said Southwick and land formerly of Stephen Cook on a wall 490 feet to said street; thence easterly on said street 1014 feet to the point of beginning; all of said distances being more or less; and reserving to myself, my heirs and assigns, a right of way over the lane running across the granted premises from said street northerly to the bar way at other land of said Southwick."

Also being all the same premises conveyed to me by deed of Elizabeth Savage dated July 17, 1920, and recorded with Worcester District Deeds, Book 2221, Page 330.

Consideration less than \$100.00; no stamps required.

W I T N E S S my hand and seal this 14th day of July, 1939.

Fred L. Kempton (seal)

The Commonwealth of Massachusetts

Worcester, ss. July 14, 1939. Then personally appeared the above named Fred L. Kempton and acknowledged the foregoing instrument to be his free act and deed, before me,

J. Laurence Doyle Notary Public
My commission expires May 12, 1944

Rec'd July 21, 1939 at 11h. 1m. A. M. Ent'd & Ex'd.

* * * * *

Kempton et ux.

to

Milford Federal
Sav. & Loan
Assoc'n

See Discharge
B. 3263 P. 422

We, Fred L. Kempton and Lucy M. Kempton, husband and wife, both of Mendon, Worcester County, Massachusetts, for consideration paid, grant to the Milford Federal Savings and Loan Association, a United States corporation doing business in Milford, Worcester County, Massachusetts, with M O R T G A G E covenants to secure the payment of Fifteen Hundred Dollars with interest from the date hereof at the rate of six per cent per annum on the unpaid balance, principal and interest payable in installments of fourteen and 64/100 dollars on the first day of each and every month, beginning on the first day of August, 1939, to be applied first to interest on the unpaid balance and the remainder to principal, until said debt is paid in full; with the right to make additional payments on account of said principal sum except that when a prepayment made at any time equals or exceeds 20 per cent of the original principal amount of the loan not more than 90 days' interest on the amount of such prepayment may be charged, and also to secure the performance of all covenants and agreements herein contained;

All as provided in our note of even date, certain premises in said MENDON, being all the same premises conveyed by William S. Southwick to Elizabeth Savage, by deed dated March 21, 1914, recorded with Worcester District Deeds, Book 2049, Page 480, and bounded and described in said deed as follows, to wit:- "a certain parcel of land, containing 12 acres, more or less, including all buildings thereon, situated in said Mendon, on the northerly side of the Boston & Hartford Turnpike, so called, and bounded and described as follows, namely:- beginning at the southeasterly corner thereof on said street at the end of a wall about 140 feet westerly from the center of a brook at other land of said Southwick; thence running northwesterly on the wall 655 feet to a corner; thence westerly on a wall